

#03-17 153-155 Abbotsford Avenue – Petition of Y. Rosado, R.O. requesting a variance to Section 177-6(E) Standards for Multi-Family Residence Districts and 177-20, Obstructions in Yards. Requesting a 25'-8" variance to the 29'-4" side yard setback requirement for the construction of a two-story addition on the north side of the property with egress stairs on both the north and south sides of the proposed addition per plans on file.
RM-3R Zone

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Foley made a motion to grant the petition; second by Alternate Doyle. In reaching its decision, the Board found the following conditions to exist:

1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
2. Variance request is minor and will not adversely impact neighboring properties.
3. The setback requirements of the RM-3R zone coupled with the position of the home on the lot make the expansion of the home to the rear impossible without a variance.

VOTE: 5-0; Voting in favor were Commissioners: Foley, Smilowitz, Grise, Dimatteo (seated for Sandisky) and Doyle (seated for Neville) Opposed- 0

Petition unanimously approved.

- Approval of minutes of the regular meetings held Wednesday, September 21, 2016 and December 21, 2016. **Postponed.**
- Approval of minutes of the regular meeting held Wednesday, January 18, 2017. (Motion to approve by Doyle; Second by Foley. DiMatteo seated for Sadinsky. Doyle seated for Neville. Smilowitz not seated.) **Minutes approved 4-0.**
- Election of ZBA Officers for 2017. **Postponed.**
- ZBA Annual Report. (Motion to approve by Foley; Second by Grise. DiMatteo seated for Sadinsky. Doyle seated for Neville.) **Unanimously approved 5-0.**
- Adjournment. Motion to adjourn. (Motion/Grise; Second/Foley; DiMatteo seated for Sadinsky. Doyle seated for Neville.) Unanimously approved 5-0. **Meeting adjourned at 7:25 PM.**